

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number
2015CV397

PROPERTY ADDRESS
60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

REAL ESTATE SALE REQUEST LEDGER

<u>DATE</u>	<u>CATEGORY</u>	<u>MEMO</u>	<u>CHK #</u>	<u>DEBIT</u>	<u>CREDIT</u>
08/13/2015	Advance Fee	Advance Fee	001545067	\$0.00	\$1,350.00
08/13/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/13/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/13/2015	Crying Sale			\$10.00	\$0.00
08/13/2015	Docketing			\$15.00	\$0.00
08/13/2015	Levy			\$15.00	\$0.00
08/13/2015	Mailing Costs			\$30.00	\$0.00
08/13/2015	Posting Handbill			\$15.00	\$0.00
08/13/2015	Press Enterprise Inc.			\$1,101.93	\$0.00
08/13/2015	Sheriff Automation Fund			\$50.00	\$0.00
08/13/2015	Web Posting			\$100.00	\$0.00
10/12/2015	Service			\$195.00	\$0.00
10/12/2015	Service Mileage			\$24.00	\$0.00
10/12/2015	Copies			\$6.50	\$0.00
10/12/2015	Notary Fee			\$15.00	\$0.00
10/12/2015	Tax Claim Search			\$5.00	\$0.00
10/12/2015	Surcharge			\$140.00	\$0.00
				\$1,754.93	\$1,350.00

TOTAL BALANCE:	\$ (404.93)
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Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001570662

DATE
12/2/2015

AMOUNT
****\$404.93

PAY FOUR HUNDRED FOUR AND 93 / 100 Dollars

TO THE Sheriff of Columbia County
ORDER 35 W Main Street
OF Bloomsburg, PA 17815

DXB [963322] 60 FOUNDRYVILLE ROAD (2015-CV-397)


AUTHORIZED SIGNATURE

⑈001570662⑈ ⑆036001808⑆ 361508666⑈

PO Box 380
Bloomsburg, PA 17815

Phone 570-389-5622
Fax 570-389-5625

**COLUMBIA COUNTY
SHERIFF'S OFFICE
TIMOTHY T. CHAMBERLAIN, SHERIFF**

Fax

To: Patrick Cosenza

From: Sheriff Timothy T. Chamberlain

Fax:

Pages: 2

Phone:

Date: October 13, 2015

Re: Coates execution

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I received your stay, attached is a cost sheet showing a balance due of \$404.93.

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax: 215-568-7616

Representing Lenders in
Pennsylvania

Foreclosure Manager

October 13, 2015

Office of the Sheriff
Columbia County Courthouse
35 W. Main Street
Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. v.
CLARENCE H. COATES and DIANE C. COATES
60 FOUNDRYVILLE ROAD BERWICK, PA 18603
No.: 2015-CV-397

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 14, 2015 due to the following: A result of the transfer of the loan to a new servicer.

\$0.00 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. **In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.**

Thank you for your cooperation in this matter.

Very Truly Yours,
Patrick Cosenza for
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



Plaintiff
CITIMORGAGE INC

vs.

Defendant
CLARENCE COATES
DIANE COATES

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
ONE PENN CENTER AT SUBURAN STATION
SUITE 1400 1617 JFK BLVD
PHILADELPHIA, PA 19103-1814

Sheriff's Sale Date: Wednesday, October 14, 2015

Writ of Execution No. : 2015CV397

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,101.93
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$75.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$195.00
Service Mileage	\$24.00
Distribution Form	\$25.00
Copies	\$6.50
Notary Fee	\$15.00
Tax Claim Search	\$5.00
Surcharge	\$140.00

Total Sheriff Costs **\$1,924.93**

Distribution Costs

Recording Fees	\$67.00
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Total Distribution Costs **\$67.00**

Grand Total: **\$1,991.93**

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citi Mortgage Inc. vs Clarence & Dione Coates

NO. 106-15 ED NO. 397-15 JD

DATE/TIME OF SALE: OCT 14, 2015 @ 9:00 AM

BID PRICE (INCLUDES COST) \$ _____

POUNDAGE – 2% OF BID \$ _____

TRANSFER TAX – 2% OF FAIR MKT \$ _____

MISC. COSTS \$ _____

TOTAL AMOUNT NEEDED TO PURCHASE \$ _____

PURCHASER(S): _____

ADDRESS: _____

NAMES(S) ON DEED: _____

PURCHASER(S) SIGNATURE(S): _____

TOTAL DUE: \$ _____

LESS DEPOSIT: \$ _____

DOWN PAYMENT: \$ _____

TOTAL DUE IN 8 DAYS \$ _____

SHERIFF'S SALE COST SHEET

NO. _____ ED NO. _____ VS. Coates
 _____ JD DATE/TIME OF SALE _____

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>175.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>24.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>6.50</u>	
NOTARY	\$ <u>15.00</u>	
TOTAL *****		\$ <u>443.00</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1101.93</u>	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ <u>1326.93</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>67.00</u>	
TOTAL *****		\$ <u>77.00</u>

REAL ESTATE TAXES:		
BORO, TWP & COUNTY 20	\$	
SCHOOL DIST. 20	\$	
DELINQUENT 20	\$ <u>5.00</u>	
TOTAL *****		\$ <u>5.00</u>

MUNICIPAL FEES DUE:		
SEWER 20	\$	
WATER 20	\$	
TOTAL *****		\$ <u>-0-</u>

SURCHARGE FEE (DSTE)	\$ <u>140.00</u>	
MISC. _____	\$ _____	
TOTAL *****		\$ <u>-0-</u>

TOTAL COSTS (OPENING BID) \$ 1791.93

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000
Fax 215-568-7616

CHRISTINE SCHOFFLER
Legal Assistant, 1286

Representing Lenders in
Pennsylvania

Office of the Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

No.: 2015-CV-397
No.: 2015-ED-106

Re: CITIMORTGAGE, INC. VS. CLARENCE H. COATES, and DIANE C. COATES
No.: 2015-CV-397, No.: 2015-ED-106

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

*****Please be advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.*****

****Property is listed for the 10/14/2015 Sheriff Sale.****

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY, PENNSYLVANIA**

CITIMORTGAGE, INC.
Plaintiff,

v.

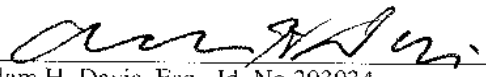
CLARENCE H. COATES
DIANE C. COATES
Defendant(s)

: **COLUMBIA COUNTY**
:
: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **No.: 2015-CV-397**
: **No.: 2015-ED-106**

AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA)
PHILADELPHIA COUNTY) **SS:**

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129.2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".


Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Date: 9/29/15

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

CitiMortgage, Inc.
Plaintiff

v.

Clarence H. Coates
Diane C. Coates
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-397**
:
: **COLUMBIA COUNTY**

AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1

CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **60 Foundryville Road, Berwick, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):
Name Address (if address cannot be reasonably ascertained, please so indicate)

Clarence H. Coates **130 Strawberry Ln, Stillwater, PA 17878**

Diane C. Coates **130 Strawberry Lane, Stillwater, PA 17878-9443**
2. Name and address of Defendant(s) in the judgment:
Name Address (if address cannot be reasonably ascertained, please so indicate)

Clarence H. Coates **130 Strawberry Ln**
Stillwater, PA 17878

Diane C. Coates **130 Strawberry Lane**
Stillwater, PA 17878-9443
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address (if address cannot be reasonably ascertained, please indicate)


I.S.P.C. **6420 Benjamin Road**
Tampa, FL 33643-5112
4. Name and address of last recorded holder of every mortgage of record:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.
5. Name and address of every other person who has any record lien on the property:
Name Address (if address cannot be reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|-------------------------------------|--|
| Pennsylvania -American Water | 105 Sodom Road
Milton, PA 17847-9762 |
7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:
- | Name | Address (if address cannot be reasonably ascertained, please indicate) |
|--|--|
| Tenant/Occupant | 60 Foundryville Road
Berwick, PA 18603 |
| Nancy K. Burke | 209 B East Second st
Berwick, PA 18603 |
| Russell Burke, Jr. | RR4 Box 4022
Perwick, PA 18603 |
| Domestic Relations of
Columbia County | Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815 |
| Commonwealth of Pennsylvania
Department of Welfare | P.O. Box 2675
Harrisburg, PA 17105 |
| Internal Revenue Service Advisory | 1000 Liberty Avenue Room 704
Pittsburgh, PA 15222 |
| U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building | 228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754 |
- I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 9/29/15

By: 
Phelan Hallinan Diamond & Jones, LLP
 Adam H. Davis, Esq., Id. No.203034
 Attorney for Plaintiff
 PHELAN HALLINAN DIAMOND & JONES, LLP
 1617 JFK Boulevard, Suite 1400
 One Penn Center Plaza, Philadelphia, PA 19103
 215-563-7000

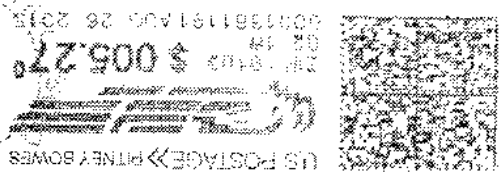
Name and
Address
Of Sender



Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/SZR - 10/14/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postmaster, Per (Name of Receiving Employee)	Total Number of Pieces Listed by Sender	Postage	Weight	Fee
1	****	TENANT/OCCUPANT 60 FOUNDRYVILLE ROAD BERWICK, PA 18603					
2	****	I.S.P.C. 6420 Benjamin Road Tampa, FL 33643-5112					
3	****	Nancy K. Burke 209 B EAST SECOND ST BERWICK, PA 18603					
4	****	Russell Burke, Jr. RR4 BOX 4022 PERWICK, PA 18603					
5	****	Domestic Relations of Columbia County COLUMBIA COUNTY COURTHOUSE P.O. BOX 380 BLOOMSBURG, PA 17815					
6	****	Commonwealth of Pennsylvania Department of Welfare P.O. Box 2675 Harrisburg, PA 17105					
7	****	Internal Revenue Service Advisory 1000 Liberty Avenue Room 704 Pittsburgh, PA 15222			\$0.47		
8	****	U.S. Department of Justice U.S. Attorney for The Middle District of PA Federal Building 228 Walnut Street, Suite 220 PO Box 11754 Harrisburg, PA 17108-1754			\$0.47		
		RE: CLARENCE H. COATES (COLUMBIA)					
		PH # 963322/1021					
		Page 1 of 1					
		With Team					\$3.76



The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail merchandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual P900 S913 and S921 for limitations of coverage.

Form 3877 Facsimile

Name and
Address
Of Sender

Phelan Hallinan Diamond & Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

AZK/CQS - 10/14/2015 SALE

Line	Article Number	Name of Addressee, Street, and Post Office Address	Postage	Fee
1	****	PENNSYLVANIA -AMERICAN WATER 105 SODOM ROAD MILTON, PA 17847-9762	\$0.48	
		RE: CLARENCE H. COATES (COLUMBIA) PH # 963322/1026 Page 1 of 1 45 Day	\$0.48	

The full declaration of value is required on all domestic and international registered mail. The piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail document reconstruction is \$25,000 for registered mail, sent with optional insurance. R900, S913 and S921 for limitations of coverage.

Postmaster, For (Name of
Receiving Employee)

Total Number of Pieces
Received at Post Office

Total Number of
Pieces Listed by Sender

Form 3877 Facsimile

US POSTAGE - PHILADELPHIA
\$0.48
02 PM
SEP 10 2015



**IN THE COURT OF COMMON PLEAS
COLUMBIA COUNTY, PENNSYLVANIA**

CITIMORTGAGE, INC.	:	Court of Common Pleas
Plaintiff	:	
	:	Civil Division
vs.	:	
	:	COLUMBIA County
CLARENCE H. COATES	:	
DIANE C. COATES	:	No.: 2015-CV-397
Defendants	:	No.: 2015-ED-106

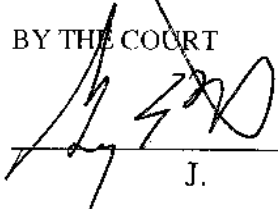
AND NOW, this 11th day of September, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tunc in this case as follows:

Principal Balance	\$69,084.49
Interest Through August 25, 2015	\$16,540.10
Legal fees	\$2,585.00
Cost of Suit and Title	\$1,114.00
Escrow Deficit	\$11,572.39
Suspense/Misc. Credits	(\$616.57)
TOTAL	\$100,279.41

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above figure.

BY THE COURT



J.

CLERK OF COURTS OFFICE
COUNTY OF COLUMBIA, PA

2015 SEP 18 PM 12 58

FILED
PROTHONOTARY

963322

CitiMortgage, Inc.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates
Diane C. Coates

: 2015-ED-106

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at 60 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Oct 14th 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

COATES CLARENCE H & DIANE C
130 STRAWBERRY LN
STILLWATER, PA 17878-9443

Bill Date: 7/1/2015 Control #: Bill#: 286

TAX COLLECTOR COPY

Parcel #: 07 03 02900000

Prop. Type

Property Location and Description:

Assessment:

60 FOUNDRYVILLE RD
.310

L= 2,000

B= 19,496

T= 21,496

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	961.95
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	942.71
If Paid By 10/31/2015	FACE Amount	961.95
If Paid After 10/31/2015	10% Penalty Amount	1,058.15

Joan Rothery
Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

8-31-15

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number
2015CV397

SHERIFF'S RETURN OF SERVICE

08/31/2015 03:36 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

August 31, 2015

NOTARY

Affirmed and subscribed to before me this

31ST day of AUGUST, 2015

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sarah Jane Klingaman, Notary Public
Town of Bloomsburg, Columbia County
My Commission Expires Oct. 4, 2016



· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA
Notary Public, Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Posting - Sale Bill	Zone:	
Manner:	< Not Specified >	Expires:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL		

Serve To:

Name:	(POSTING)
Primary Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	
Phone:	

Final Service:

Served:	Personally · Adult In Charge <u>Posted</u> · Other		
Adult In Charge:			
Relation:			
Date:	8-31-15	Time:	15:36
Deputy:	3	Mileage:	

Attorney / Originator:

Name: PHELAN & HALLINAN LLP	Phone: 215-563-7000
------------------------------------	----------------------------

Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:						

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

(POSTING)

2015CV397

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy




CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number
2015CV397

SHERIFF'S RETURN OF SERVICE

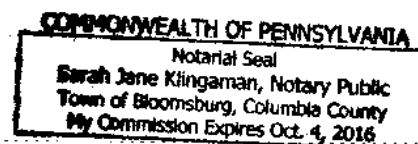
08/13/2015 01:15 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CLARENCE COATES HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DIANE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

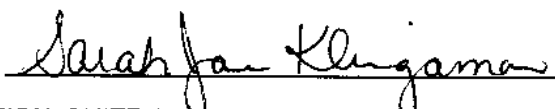
August 14, 2015



NOTARY

Affirmed and subscribed to before me this

14TH day of AUGUST 2015



· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURBAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number
2015CV397

SHERIFF'S RETURN OF SERVICE

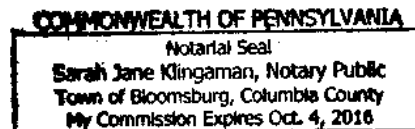
08/13/2015 01:15 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CLARENCE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

August 14, 2015



NOTARY

Affirmed and subscribed to before me this

14TH day of AUGUST, 2015

· PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

(Notary Public for Pennsylvania)

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



I.S.P.C.
6420 BENJAMIN ROAD

TAMPA FL 33643

CitiMortgage, Inc.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates

Diane C. Coates

: 2015-ED-106

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.****

Your house (real estate) at **60 Foundryville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9:00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230**.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING
PHILADELPHIA PA 19107

CitiMortgage, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates
Diane C. Coates

: 2015-ED-106
: COLUMBIA County

Defendant(s) :

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 104

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: OCCUPANT

Primary Address: 60 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge Posted · Other

Adult In Charge:

Relation:

Date: 8-18-15

Time: 10:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date: 8/13/15

Time: 12:39

Mileage:

Deputy: 6

Service Attempt Notes:

1. Not home, L/C

House Vacant

2.

3.

4.

5.

6.

OCCUPANT

2015CV397

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: NANCY K BURKE

Primary Address: 209 B EAST SECOND STREET
BERWICK, PA 18603

Phone: Bad Address DOB:

Alternate Address: 253 Morris Hill Rd

Phone: Berwick, PA

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date: 8-18-15

Time: 13:30

Deputy: 3

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:	8/13/15					
Time:	12:52					
Mileage:						
Deputy:	6					

Service Attempt Notes:

1. Not Home. L/C
2. Tax office states this is Luzerne County
- 3.
- 4.
- 5.
- 6.

BURKE, NANCY K

2015CV397

209 B EAST SECOND STREET, BERWICK, PA 18603

NO EXPIRATION

CitiMortgage, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates
Diane C. Coates

: 2015-ED-106
: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category:	Real Estate Sale - Sale Notice		Zone:	106
Manner:	< Not Specified >	Expires:	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS			

Serve To:

Name:	RUSSELL BURKE, JR
Primary Address:	RR 4 BOX 4022 BERWICK, PA 18603
Phone:	DOB:
Alternate Address:	253 Moore Shill Rd Berwick, PA
Phone:	

Final Service:

Served:	< Personally · Adult In Charge · Posted · Other		
Adult In Charge:			
Relation:			
Date:	8-18-15	Time:	1330
Deputy:	3	Mileage:	

Attorney / Originator:

Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000
-------	-----------------------	--------	--------------

Service Attempts:

Date:	8/13/15	8-18-15				
Time:	12:52					
Mileage:						
Deputy:	6	3				

Service Attempt Notes:

1. Not home. L/C
2. Tax office states this is Luzerne County
- 3.
- 4.
- 5.
- 6.

BURKE JR, RUSSELL

2015CV397

RR 4 BOX 4022, BERWICK, PA 18603

NO EXPIRATION

CitiMortgage, Inc.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates

Diane C. Coates

: 2015-ED-106

: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

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SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DIANE COATES

Primary Address: 130 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address: 60 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COATES, DIANE

2015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: CLARENCE COATES

Primary Address: 130 STRAWBERRY LANE
STILLWATER, PA 17878

Phone: DOB:

Alternate Address: 60 FOUNDRYVILLE ROAD
BERWICK, PA 18603

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation: NEF

Date: 8-13-15

Time: 1:315

Deputy: 8

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

COATES, CLARENCE

2015CV397

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

PRESS ENTERPRISE

3185 Lackawanna Ave
Bloomsburg, PA 17815

Classifieds: (570) 784-6151
Toll Free: 888-231-9767 ext 1299
Fax: (570) 784-6152

Proof of Ad 08/17/15

Account:

Name:

Company: **TIM CHAMBERLAIN - COLUM COUNTY SHERIFF**

Address: **PO BOX 380
BLOOMSBURG, PA 17815**

Ad ID: 1047400
Description: Clarence & Diane Coates
Run Dates: 09/23/15 to 10/07/15
Class: 2
Agate Lines: 201
Blind Box:

Total Ad Cost \$1,101.93
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Press Enterprise	09/23/15	10/07/15	3	\$1,101.93

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV397

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

**WEDNESDAY, OCTOBER 14, 2015
AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the north-west corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.
TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00.000

Premises Being: 60 Foundryville Road, Berwick, P A 18603

PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-029-00.000

Seized and taken into execution to be sold as the property of CLARENCE COATES, DIANE COATES in suit of CITIMORTGAGE INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per cent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

**TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania**

Attorney for the Plaintiff:
PHILAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

CitiMortgage, Inc.

: COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates

: 2015-ED-106

Diane C. Coates

: COLUMBIA County

Defendant(s) :

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TO: Clarence H. Coates
Diane C. Coates
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Stillwater, PA 17878

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2015 SCHOOL REAL ESTATE TAX NOTICE
Berwick Area School District
Briar Creek Township

Make Check Payable To:

The Berwick Area School District
Joan Rothery, Tax Collector
122 Twin Church Road
Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

COATES CLARENCE H & DIANE C
130 STRAWBERRY LN
STILLWATER, PA 17878-9443

Bill Date: 7/1/2015 Control #: Bill#: 286

TAX COLLECTOR COPY

Parcel #: 07 03 02800000

Prop. Type

Property Location and Description:

Assessment:

60 FOUNDRYVILLE RD

L= 2,000

.310

B= 19,496

T= 21,496

Tax Description	Mills/Rate	Amount
SCHOOL REAL ESTATE	44.7500	961.95
HOMESTEAD EXCLUSION	NA	NA
FARMSTEAD EXCLUSION	NA	NA
If Paid By 8/31/2015	2% Discounted Amount	942.71
If Paid By 10/31/2015	FACE Amount	961.95
If Paid After 10/31/2015	10% Penalty Amount	1,058.15

Last Day to Pay: 12/31/2015
For a receipt, return the entire bill with payment
and a self-addressed stamped envelope.

COUNTY OF COLUMBIA
TAX CLAIM BUREAU
PO BOX 380
BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION

Date: 08/13/2015

Fee: \$5.00

Cert. NO: 22478

COATES CLARENCE H & DIANE C
130 STRAWBERRY LANE
STILLWATER PA 17878

District: BRIARCREEK TWP
Deed: 0546 -1012
Location: 60 FOUNDRYVILLE RD
Parcel Id:07 -03 -029-00,000

Assessment: 21,496

Balances as of 08/13/2015

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: COLUMBIA County SITEREFF Per: _____

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 166

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Joan M. Rothery

Primary Address: 122 Twin Church Road
Berwick, PA 18603

Phone: 570-759-2118

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Relation: Def

Date: 8/13/15

Time: 10:53

Deputy: 6

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

ROTHERY, JOAN M.

2015CV397

122 TWIN CHURCH ROAD, BERWICK, PA 18603

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 106

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Domestic Relations Office of Columbia Col

Primary Address: 11 WEST MAIN STREET
2ND FLOOR
Bloomsburg, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge: Karen Richender Lee

Relation: Clerk

Date: 8-13-15 Time: 8-10:32

Deputy: 4 Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

-
-
-
-
-
-

DOMESTIC RELATIONS OF 2015CV397 11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



CITIMORTGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 1010

Manner: < Not Specified >

Expires:

Warrant:

Notes: SALE DATE & TIME: 10/14/2015 AT 9:00 AM
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge: Deb Miller

Relation: Clerk

Date: 8-13-15

Time: 10:30

Deputy: 4

Mileage:

Attorney / Originator:

Name: PHELAN & HALLINAN LLP

Phone: 215-563-7000

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2015CV397

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORGAGE INC
vs.
COATES, CLARENCE (et al.)

Case Number
2015CV397

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone: 100

Manner: < Not Specified >

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Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

COLUMBIA COUNTY TAX C

2015CV397

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV397

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 14, 2015
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, P A 18603

PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-029-00,000

Seized and taken into execution to be sold as the property of CLARENCE COATES, DIANE COATES in suit of CITIMORGAGE INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:
PHELAN & HALLINAN LLP
PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

REAL ESTATE OUTLINE

ED # 00154506

DATE RECEIVED 8-12-94
DOCKET AND INDEX 12-1-94 397

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>X</u>	
COPY OF DESCRIPTION	<u>X</u>	
WHEREABOUTS OF LKA	<u>X</u>	
NON-MILITARY AFFIDAVIT	<u>X</u>	
NOTICES OF SHERIFF SALE	<u>X</u>	
WAIVER OF WATCHMAN	<u>X</u>	
AFFIDAVIT OF LIENS LIST	<u>X</u>	
CHECK FOR \$1,350.00 OR _____	<u>X</u>	CK# <u>00154506</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE Oct. 14th TIME 9:00 AM
POSTING DATE _____
ADV. DATES FOR NEWSPAPER
1ST WEEK _____
2ND WEEK _____
3RD WEEK _____

CitiMortgage, Inc.
Plaintiff

v.

Clarence H. Coates
Diane C. Coates
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-397**
: **2015-ED-106**
: **COLUMBIA COUNTY**

AFFIDAVIT PURSUANT TO RULE 3129.1

CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praccipe for the Writ of Execution was filed, the following information concerning the real property located at **60 Foundryville Road, Berwick, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):
Name

Address (if address cannot be reasonably ascertained,
please so indicate)

Clarence H. Coates

130 Strawberry Ln, Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane, Stillwater, PA 17878-9443

2. Name and address of Defendant(s) in the judgment:
Name

Address (if address cannot be reasonably
ascertained, please so indicate)

Clarence H. Coates

**130 Strawberry Ln
Stillwater, PA 17878**

Diane C. Coates

**130 Strawberry Lane
Stillwater, PA 17878-9443**

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name

Address (if address cannot be
reasonably ascertained, please indicate)

I.S.P.C.

**6420 Benjamin Road
Tampa, FL 33643-5112**

4. Name and address of last recorded holder of every mortgage of record:
Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

5. Name and address of every other person who has any record lien on the property:
Name

Address (if address cannot be
reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name Address (if address cannot be reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

60 Foundryville Road
Berwick, PA 18603

Nancy K. Burke

209 B East Second st
Berwick, PA 18603

Russell Burke, Jr.

RR4 Box 4022
Perwick, PA 18603

Domestic Relations of
Columbia County

Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of Pennsylvania
Department of Welfare

P.O. Box 2675
Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704
Pittsburgh, PA 15222

U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building

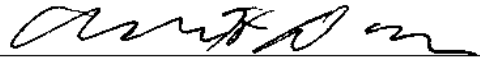
228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date:

8/16/13

By:



Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No. 203034

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)

Pa.R.C.P. 3180-3183 and Rule 3257

CitiMortgage, Inc.

vs.

Clarence H. Coates
Diane C. Coates

COURT OF COMMON PLEAS

CIVIL DIVISION

NO.: 2015-CV-397

2015-ED-106
COLUMBIA COUNTY

Commonwealth of Pennsylvania:

County of Columbia

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 60 Foundryville Road, Berwick, PA 18603
(See Legal Description attached)

Amount Due
Interest from 06/13/2015 to Date of Sale
@ \$15.21 per diem

\$92,522.59
\$_____ and costs.

Barbara N. Silvestri (KPB)
(Clerk) Office of the Prothonotary, Common Pleas Court
of Columbia County, Penna.

Dated 8-12-15
(SEAL)

PH # 963322

Proin to Clerk of Bev. Courts
My Comm. Exp. 1st Monday in 2016

IN THE COURT OF COMMON PLEAS OF
COLUMBIA COUNTY, PENNSYLVANIA

CitiMortgage, Inc.

vs.

Clarence H. Coates

Diane C. Coates

WRIT OF EXECUTION
(Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Cr.

Sat.



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No. 203034
Attorney for Plaintiff

Address where papers may be served:

Clarence H. Coates
130 Strawberry Ln
Stillwater, PA 17878

Diane C. Coates
130 Strawberry Lane
Stillwater, PA 17878-9443

Clarence H. Coates \$130.00 pd
Diane C. Coates \$25.00 pd
CitiMortgage, Inc. \$25.00 pd
CitiMortgage, Inc. \$10.00

CitiMortgage, Inc.

: COURT OF COMMON PLEAS
:
Plaintiff : CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates
Diane C. Coates

: 2015-ED-106
: COLUMBIA County

Defendant(s) :

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

*****THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.*****

Your house (real estate) at **60 Foundryville Road, Berwick, PA 18603** is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9:00 am in the Office of The Sheriff, **Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815** to enforce the court judgment of **\$92,522.59** obtained by **CitiMortgage, Inc.** (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action:**

1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: **215-563-7000 x1230.**
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 215-563-7000.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815

Telephone (570) 784-8760**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-397**

CitiMortgage, Inc.

v.

Clarence H. Coates

Diane C. Coates

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

60 Foundryville Road, Berwick, PA 18603

Parcel No. 07-03-029-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$92,522.59**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

PHILAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

CitiMortgage, Inc.
Plaintiff

v.

Clarence H. Coates
Diane C. Coates
Defendant(s)

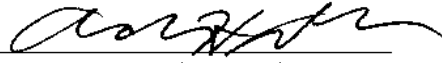
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-397
:
: 2015-ED-106
: COLUMBIA County
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
- (X) Act 91 procedures have been fulfilled
- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

By: 
Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

CitiMortgage, Inc.

vs.

**Clarence H. Coates
Diane C. Coates**

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-397
: 2015-ED-106

VERIFICATION OF NON-MILITARY SERVICE

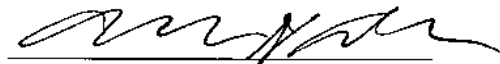
The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Clarence H. Coates is over 18 years of age and resides at 130 Strawberry Ln, Stillwater, PA 17878.

(c) that defendant Diane C. Coates is over 18 years of age and resides at 130 Strawberry Lane, Stillwater, PA 17878-9443.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorneys for Plaintiff

CitiMortgage, Inc.
Plaintiff

v.

Clarence H. Coates
Diane C. Coates
Defendant(s)

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO.: 2015-CV-397**
: **2015-ED-106**
: **COLUMBIA County**
:

CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- () the mortgage is an FHA Mortgage
- () the premises is non-owner occupied
- () the premises is vacant
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- () Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

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By: 

Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP
Adam H. Davis, Esq., Id. No.203034
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
Adam.Davis@PhelanHallinan.com
215-563-7000

Attorney for Plaintiff

CitiMortgage, Inc.

vs.

Clarence H. Coates
Diane C. Coates

: COLUMBIA County
:
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: NO.: 2015-CV-397
: 2015-ED-106

VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

(a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.

(b) that defendant Clarence H. Coates is over 18 years of age and resides at 130 Strawberry Ln, Stillwater, PA 17878.

(c) that defendant Diane C. Coates is over 18 years of age and resides at 130 Strawberry Lane, Stillwater, PA 17878-9443.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.



Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff

CitiMortgage, Inc.	:	COURT OF COMMON PLEAS
Plaintiff	:	
	:	CIVIL DIVISION
v.	:	
	:	NO.: <u>2015-CV-397</u>
Clarence H. Coates	:	2015-ED-106
Diane C. Coates	:	
Defendant(s)	:	COLUMBIA COUNTY

AFFIDAVIT PURSUANT TO RULE 3129.1

CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at **60 Foundryville Road, Berwick, PA 18603**.

1. Name and address of Owner(s) or reputed Owner(s):

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Clarence H. Coates	130 Strawberry Ln, Stillwater, PA 17878
Diane C. Coates	130 Strawberry Lane, Stillwater, PA 17878-9443

2. Name and address of Defendant(s) in the judgment:

Name	Address (if address cannot be reasonably ascertained, please so indicate)
Clarence H. Coates	130 Strawberry Ln Stillwater, PA 17878
Diane C. Coates	130 Strawberry Lane Stillwater, PA 17878-9443

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name	Address (if address cannot be reasonably ascertained, please indicate)
I.S.P.C.	6420 Benjamin Road Tampa, FL 33643-5112

4. Name and address of last recorded holder of every mortgage of record:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

5. Name and address of every other person who has any record lien on the property:

Name	Address (if address cannot be reasonably ascertained, please indicate)
None.	

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name Address (if address cannot be reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name Address (if address cannot be reasonably ascertained, please indicate)

Tenant/Occupant

**60 Foundryville Road
Berwick, PA 18603**

Nancy K. Burke

**209 B East Second st
Berwick, PA 18603**

Russell Burke, Jr.

**RR4 Box 4022
Perwick, PA 18603**

**Domestic Relations of
Columbia County**

**Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815**

**Commonwealth of Pennsylvania
Department of Welfare**

**P.O. Box 2675
Harrisburg, PA 17105**

Internal Revenue Service Advisory

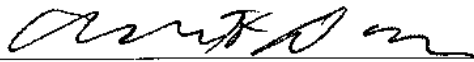
**1000 Liberty Avenue Room 704
Pittsburgh, PA 15222**

**U.S. Department of Justice
U.S. Attorney for The Middle District of PA
Federal Building**

**228 Walnut Street, Suite 220
PO Box 11754
Harrisburg, PA 17108-1754**

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 8/16/15

By: 

Phelan Hallinan Diamond & Jones, LLP
Adam H. Davis, Esq., Id. No.203034
Attorney for Plaintiff
PHELAN HALLINAN DIAMOND & JONES, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza, Philadelphia, PA 19103
215-563-7000

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2015-CV-397** 2015-ED-106

CitiMortgage, Inc.

v.

Clarence H. Coates

Diane C. Coates

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County,
Pennsylvania, being

60 Foundryville Road, Berwick, PA 18603

Parcel No. 07-03-029-00,000

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$92,522.59**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S RETURN

CitiMortgage, Inc.

Plaintiff

vs.

Clarence H. Coates

Diane C. Coates

Defendants

IN THE COURT OF COMMON PLEAS
OF COLUMBIA COUNTY

No.: 2015-CV-397

2015-ED-106

ISSUED

NOW, _____ 20__ I, _____ High Sheriff of Columbia County, Pennsylvania, do hereby deputize the Sheriff of _____ County, Pennsylvania, to execute this Writ. This deputation being made at the request and risk of the Plaintiff.

Defendants alleged address is _____

Sheriff, Columbia County, Pennsylvania

By _____
Deputy Sheriff

AFFIDAVIT OF SERVICE

Now, _____ 20__, at _____ O'Clock _____ m., served the within upon _____ at _____

_____ by handing to _____ a true and correct copy of the original Notice of Sale and made known to _____ the contents thereof.

Sworn and Subscribed before me

So Answers,

this _____

day of _____ 20__

Notary Public

BY: _____
Sheriff

20 __ ____, See return endorsed hereon by Sheriff of _____ County, Pennsylvania, and made a part of this

return

So Answers,

Sheriff

Deputy Sheriff

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
CitiMortgage, Inc.

No. 2015-CV-397

2015-ED-106

Defendant
Clarence H. Coates
Diane C. Coates

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE

AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE

PLEASE POST THE PREMISES WITH THE SHERIFF'S HANDBILL OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE: ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

8/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
CitiMortgage, Inc.

No.: 2015-CV-397

Defendant
Clarence H. Coates
Diane C. Coates

2015-ED-104

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE,

CLARENCE H. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

8/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
CitiMortgage, Inc.

No.: 2015-CV-397

2015-EO-106

Defendant
Clarence H. Coates
Diane C. Coates

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE

CLARENCE H. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff
____ Defendant
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number
(215)563-7000

Date
8/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff

CitiMortgage, Inc.

No.: 2015-CV-397

2015-ED-106

Defendant

Clarence H. Coates

Diane C. Coates

Type or Writ of Complaint

EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

DIANE C. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of ☒ Plaintiff

— Defendant

Telephone Number

Date

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

(215)563-7000

8/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20____

SO ANSWERS

Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

SHERIFF'S DEPARTMENT

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETURN

INSTRUCTIONS: Please type or print legibly, insuring readability of all copies. Do not detach any copies.

Expiration date

Plaintiff
CitiMortgage, Inc.

No.: 2015-CV-397

2015-ED-106

Defendant
Clarence H. Coates
Diane C. Coates

Type or Writ of Complaint
EXECUTION/NOTICE OF SALE

SERVE



AT

NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVICE OR DESCRIPTION OF PROPERTY TO BE LEVIED, ATTACHED OR SALE.

DIANE C. COATES

ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip Code)

60 Foundryville Road

Berwick, PA 18603

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE.

SERVE DEFENDANT WITH THE NOTICE OF SALE.

NOW, _____, 20____, I, Sheriff of COLUMBIA County, PA do hereby deputize the Sheriff of _____ County, to execute the within and make return thereof according to law.

Sheriff of COLUMBIA County, Penna.

NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF WATCHMAN — Any deputy sheriff levying upon or attaching any property under within writ may leave same without a watchman, in custody of whomever is found in possession, after notifying person of levy or attachment without liability on the part of such deputy or sheriff to any plaintiff herein for any loss, destruction or removal of any such property before sheriff's sale thereof.

Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff

____ Defendant

ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

Telephone Number

(215)563-7000

Date

8/11/15

SPACE BELOW FOR USE OF SHERIFF ONLY — DO NOT WRITE BELOW THIS LINE

PLAINTIFF

Court Number

RETURNED:

AFFIRMED and subscribed to before me this _____ day

of _____ 20_____

SO ANSWERS
Signature of Dep. Sheriff

Date

Signature of Sheriff

Date

Sheriff of

Document Receipt

Trans #	6036	Carrier / service:	USPS Server	First-Class Mail®	8/13/2015 12:00:00 AM
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Ship to:

I.S.P.C.

6420 BENJAMIN ROAD

Tracking #: 71901140006000060285

Doc Ref #: 2015ED106

Postage 5.1300

TAMPA FL 33643

Document Receipt

Trans #	6035	Carrier / service:	USPS Server	First-Class Mail®	8/13/2015 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000060278

Doc Ref #: 2015ED106

Postage 5.1300

PHILADELPHIA PA 19106

Document Receipt

Trans #	6034	Carrier / service:	USPS Server	First-Class Mail®	8/13/2015 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N.C. NIX FEDERAL BUILDING

Tracking #:	71901140006000060261
Doc Ref #:	2015ED106
Postage	5.1300

PHILADELPHIA PA 19107

Document Receipt

Trans #	6033	Carrier / service:	USPS Server	First-Class Mail®	8/13/2015 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.

DEPARTMENT OF PUBLIC
WELFARE

PO BOX 8016

Tracking #: 71901140006000060254

Doc Ref #: 2015ED106

Postage 5.1300

HARRISBURG PA 17105

Document Receipt

Trans #	6032	Carrier / service:	USPS Server	First-Class Mail®	8/13/2015 12:00:00 AM
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Ship to:

DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

Tracking #: 71901140006000060247

Doc Ref #: 2015ED106

Postage 5.1300

HARRISBURG PA 17128

106

001545067 036001808 361508666

MWR [9633322] 60 FOUNDRYVILLE ROAD (2015-CV-397)

AUTHORIZED SIGNATURE

James S. Miller

TO THE
ORDER
OF
Sherriff of Columbia County
35 W Main Street
Bloombsburg, PA 17815

PAY ONE THOUSAND THREE HUNDRED FIFTY AND XX / 100 Dollars

AMOUNT *****\$1,350.00

DATE 8/11/2015

Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste 1400
Philadelphia, PA 19103

TD Bank, NA
3-180/360

001545067

ORIGINAL DOCUMENT PRINTED ON CHEMICAL RESISTANT PAPER WITH MICR LINE